

136.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

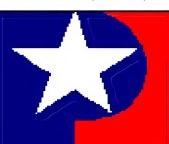
Total Card / Total Parcel

USE VALUE:

1,041,100 / 1,041,100

ASSESSED:

1,041,100 / 1,041,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
81		KENSINGTON PK, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FEKETE JILL E	
Owner 2: LEVER SCOTT B	
Owner 3:	

Street 1: 81 KENSINGTON PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: BURTON ROBERT G &amp; FLORA J -

Owner 2: -

Street 1: 81 KENSINGTON PK

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 8,757 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2188 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8757		Sq. Ft.	Site		0	90.	0.78	10									614,442						614,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code						Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101						8757.000		425,200		1,500		614,400		1,041,100									
Total Card						0.201		425,200		1,500		614,400		1,041,100		Entered Lot Size							
Total Parcel						0.201		425,200		1,500		614,400		1,041,100		Total Land:							
Source: Market Adj Cost																Land Unit Type:							

**PREVIOUS ASSESSMENT**      **Parcel ID** 136.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,200	1500	8,757.	614,400	1,041,100	1,041,100	Year End Roll	12/18/2019
2019	101	FV	321,200	1700	8,757.	648,600	971,500	971,500	Year End Roll	1/3/2019
2018	101	FV	319,700	0	8,757.	477,900	797,600	797,600	Year End Roll	12/20/2017
2017	101	FV	385,600	0	8,757.	457,400	843,000	843,000	Year End Roll	1/3/2017
2016	101	FV	385,600	0	8,757.	423,300	808,900	808,900	Year End	1/4/2016
2015	101	FV	358,500	0	8,757.	355,000	713,500	713,500	Year End Roll	12/11/2014
2014	101	FV	358,500	0	8,757.	346,800	705,300	705,300	Year End Roll	12/16/2013
2013	101	FV	358,500	0	8,757.	330,400	688,900	688,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURTON ROBERT G	54070-91		12/29/2009	Change>Sale	715,000	No	No		
	11556-733		8/6/1968			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/8/2018 1665 Siding 23,350 C												10/13/2017 Inspected BS Barbara S											
6/21/2010 723 New Wind 14,730												8/29/2017 MEAS&NOTICE HS Hanne S											
2/24/2010 129 Demo gar 1,000 C												2/6/2009 Meas/Inspect 372 PATRIOT											
1/13/2010 21 Redo Kit 48,106												11/9/1999 Meas/Inspect 264 PATRIOT											
5/13/1997 240 Manual 5,000												1/1/1992 REROOF PM Peter M											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=TOILET ON FFL.				SFL FFL BMT	4	WDK OFF	16							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Fair	8	7							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Very Good	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	ENT	7								
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>								Other	Upper	UAT	SFL							
Grade: C+ - Average (+)	Year Blt: 1910	Eff Yr Blt:	Alt LUC:	Total Units:	Floor:	Lvl 2	Lvl 1	Lower	Totals	RMS: 8	BRs: 4	Baths: 1	HB: 1	FFL	FFL	BMT	16					
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	% Own:	Name:	REMODELING				RES BREAKDOWN				ENT	EFP	4	16					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								Exterior:	No Unit	RMS	BRs	FL						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	Functional:	Economic:	Special:	Override:	Total: 18.6	%	Interior:	1	8	4	M							
Prim Floors: 3 - Hardwood	Sec Floors:	Bsmnt Flr: 12 - Concrete	Subfloor:	CALC SUMMARY				COMPARABLE SALES				Additions:										
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Basic \$ / SQ: 130.00	Size Adj.: 1.12989032	Const Adj.: 0.99989998	Adj \$ / SQ: 146.871	Other Features: 84568	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val								
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00	Adj Total: 522406	Depreciation: 97168	Depreciated Total: 425238	Juris. Factor: 1.00	Before Depr: 161.56	Final Total: 425200	Val/Su Net: 112.43	Val/Su SzAd: 194.33										
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 136.0-0004-0001.0				<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>				
19	Patio	D	Y	1	11X24	A	AV	2000	3.67	T	15.2	101			800		800					
19	Patio	D	Y	1	15X15	A	AV	2000	3.92	T	15.2	101			700		700					
More: N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500																